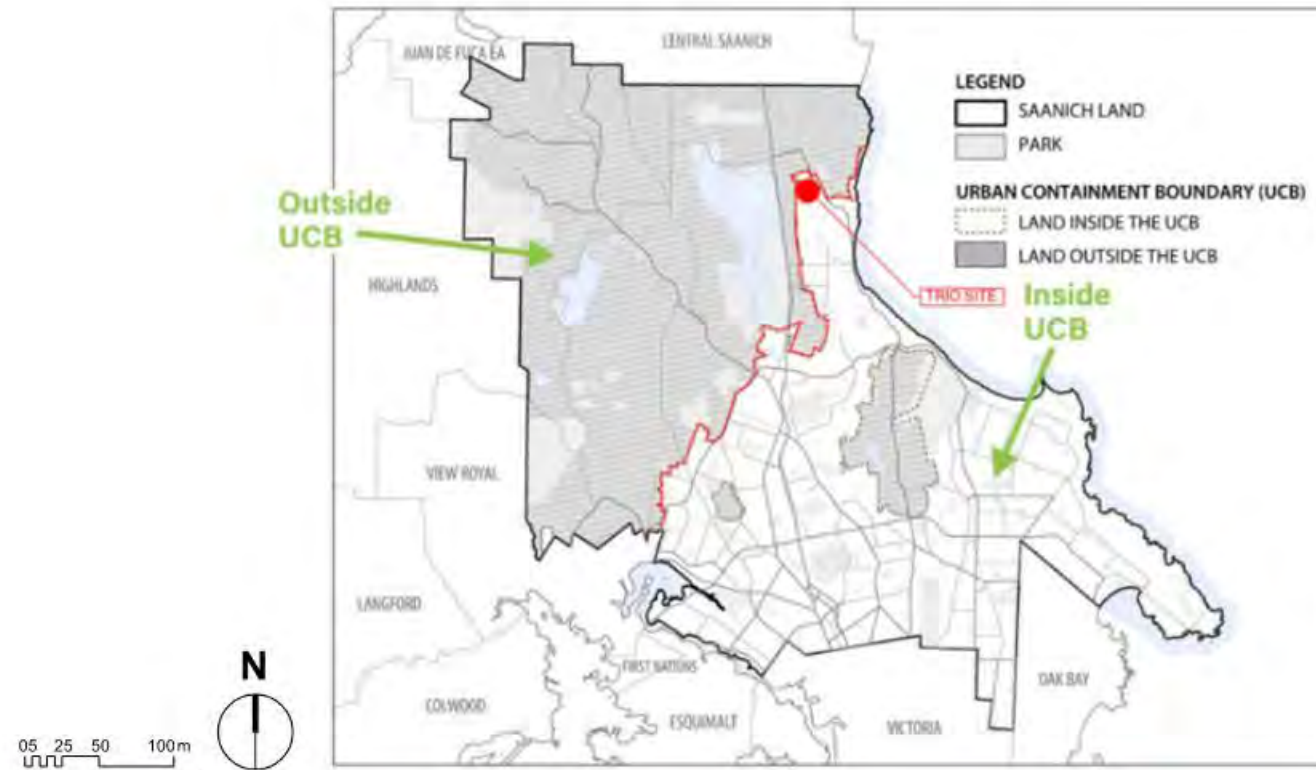


Appendix C _ Urban Containment Boundary (UCB) Rationale

Previously shared with Saanich Planning December 19, 2024.
Updated in this appendix to reflect revised building heights.

Rationale for Locations of Residential Buildings



Saanich Planning Commentary

“The development proposes to present to Cordova Bay Road with 3 storey townhouse and duplex building forms while the higher density buildings, with proposed building heights of up to 15 storeys, are proposed to be sited along the western property line, the Urban Containment Boundary. Staff acknowledge the significant change in grade from the Alderley Road properties to the subject property of approximately equivalent to two to four storeys. However, with consideration of policy 12.1.9 which seeks to buffer rural and agricultural lands from development, staff recommend reconsidering the distribution of the height and density on the site. Staff recommend increasing the intensity of the development along Cordova Bay Road and reducing the height, and intensity, of development located adjacent to the Urban Containment Boundary. Pushing density to the street frontage will additionally reduce the traffic that must circulate within the site.”

Responding Discussion

Urban Containment Boundary (UCB)

The proposed project is within the UCB. The Design Team takes as its guide, the Smart Growth approach to ALR protection and agrees with the criteria for Urban Containment should not be solely established by that of the ALR guidelines. It is understood that Saanich uses other criteria as well, however this is a guideline appearing in the Sustainable Saanich Official Community Plan, 2024. Section 12.1 Agricultural Lands, Policy 12.1.9 (p.46) recommends: *Buffer rural and agricultural lands from adjacent urban residential development as part of redevelopment and subdivision proposals, where appropriate. (Suitable or proper in the circumstances)*

Agricultural Uses

Understanding the intent of this recommendation under the circumstances, is important to the proposed Comprehensive Development Plan for the property. This includes consideration of the physical context and specific conditions along the part of the Urban Containment Boundary next to the former Trio pit. It is understood that even though adjacent properties may be undersized rural properties as defined under current A-1 zoning. Min. lot size is 2.0 ha (OCP p.138) with min. lot width of 60.0m, the rear yards at the western property range from 27m to 39m (88 ft to 128 ft), and are more than zoning requirements. The setbacks are comparable to the depths of the adjacent A-1 zoned lots. Some agricultural activities can still be viable there, such as greenhouse operations, nurseries, etc.. The plan as proposed would not impede such agricultural uses, nor would those sorts of activities be intrusive to residential properties.





Smart Growth

Key principles of Smart Growth BC and Sustainable Saanich OCP apply to the Aragon Plan: Redevelopment on Brownfield Sites. Opportunity for increased housing and mixed-use density. Compact Development (Site coverage proposed is approx. 25% of gross site area with 50% open space).

Anti-Sprawl

The negative impacts of suburban sprawl are acknowledged, and accordingly the plan envisions a spectrum of housing types in a compact, '15-minute' community form, near the local commercial of Mattick's Farm and Cordova Bay Village, consistent with OCP goals. (Ref. Future Neighbourhood Hub, p.46 and p.74).



Views from 5321 Alderley Rd showing new vegetated buffer

Landscape Restoration & Protection

Protection of Ecologically Sensitive Area:
 Redevelopment of the site is limited in order to retain and protect high value trees and natural habitat, and will restore the severely disturbed parts of the former mine. (OCP p.61). At least 400 high value trees will be preserved. An additional 9% of the net site area will be restored and protected as part of the Sensitive Ecosystem Restoration measure. This restoration and tree planting strategy is included in the hillside set-back areas of all the taller structures in the plan. In addition to aesthetic and hillside stabilization, the new trees will provide visual screening between the housing and the Alderly properties.

Topography

At the interface of UCB with the western property line, is a 12.0 - 13.5m (39.3 - 44.3ft), or a 4 - 4.5 storey, grade elevation difference between the ground floor of the neighbouring single-family houses and Buildings 1, 2 and 3 of the Plan. This height differential in addition to the existing and future trees around the perimeter of the site, mitigate the visual presence of the taller buildings, especially from adjacent roads and properties.

Geology

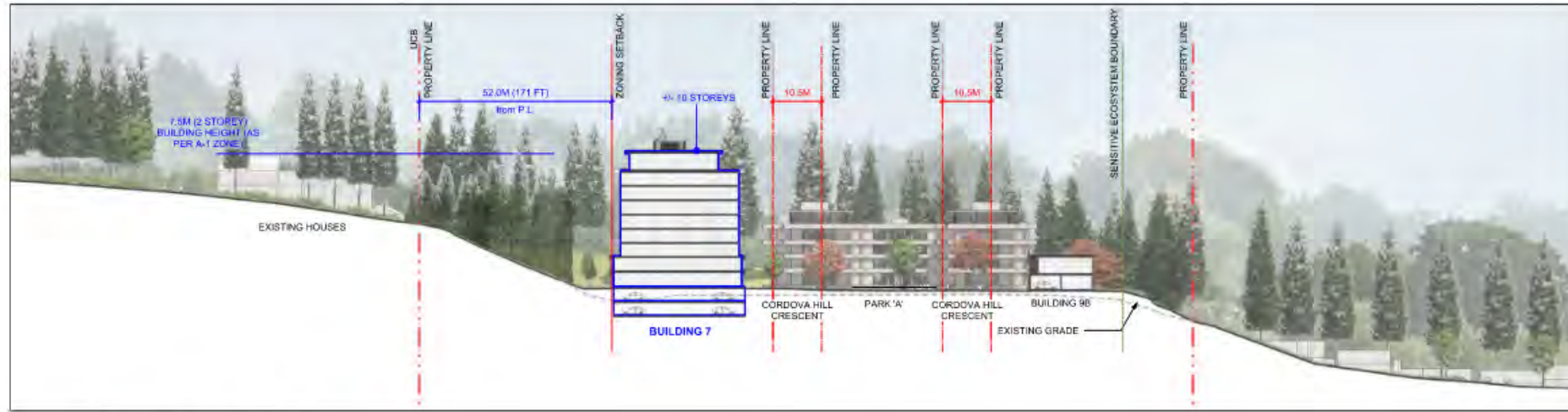
As has been the case for a number of years, the restoration and manipulation of the site's grades and geotechnical characteristics are the subject of extensive study. Building size (weight) and placement are subject to ongoing work by Geotechnical, Civil and Structural Engineers. The plan is based on their input but will be confirmed in reports included with the Rezoning Application. It is important to note that the impact on construction costs that footing and foundation structures have are factors in viability of building types and relative locations on this former open mined site.

Building Heights

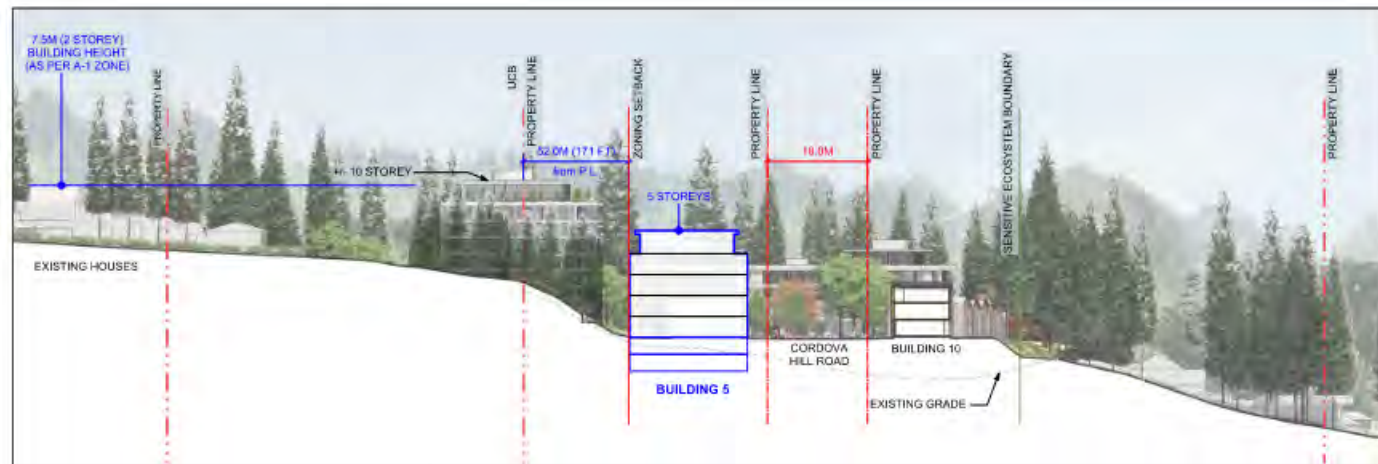
The maximum proposed building heights at the western property line are no more than 11 storeys.

Hill shade and topography

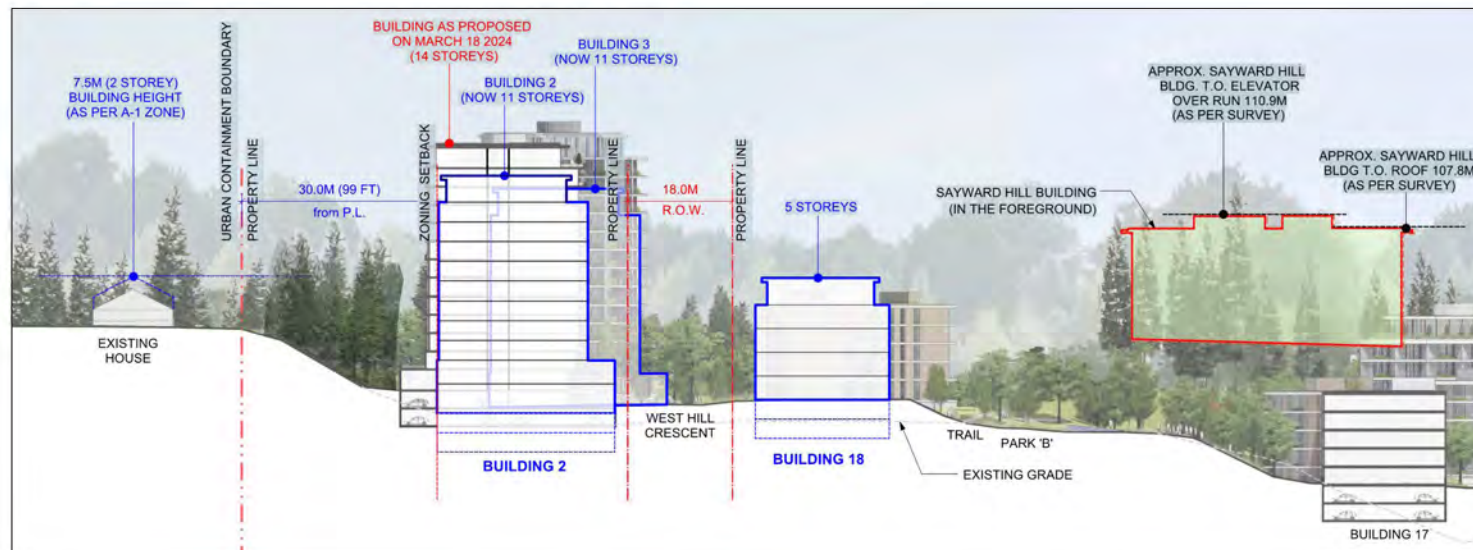




Section A - A



Section B - B



Section C - C

Plan detail showing proposed building setbacks

